



Model Land Use Code

For Colorado's Small Communities

The Office of Smart Growth (OSG) recently premiered the Model Land Use Code for Colorado's Small Communities, which was funded by an OSG Colorado Heritage Planning Grant. The Town of Frederick's new code served as the framework for this innovative new planning tool. The model code represents a significant step forward for growth management efforts in small communities across Colorado. It incorporates a "unified code" concept, where zoning and subdivision regulations and all other regulatory codes are combined into one comprehensive document rather than existing as separate and sometimes disconnected ordinances. The code is divided into key components that should be part of every community's land use regulations, along with optional sections that can be customized to address a particular community's circumstances and values.

The development standards contained in the model code are not meant to be overly prescriptive, but instead represent a balance between individual freedom and the public good. This balance was based on research, user feedback, and practical experience. The authors consulted with planning commissioners, attorneys, architects, site designers, planners, ecologists, town staff and developers to get a wide range of viewpoints and input as the standards were being developed and refined. The result is a code that encourages collaboration between the community and developers, as opposed to a more adversarial relationship that sometimes evolves.

The model code also includes a workbook intended for use by local elected officials, planning staff, developers and the public. The workbook is a veritable "how-to" manual that guides the reader through the code. Also included in the code is a "design vocabulary," complete with illustrated examples of differing architectural styles, signage, and streetscape designs that can be customized to fit with the local character of each community.

The model code is available on CD, so the text can be modified easily. The CD contains an outline for customization that helps communities tailor the code to implement their unique vision and instill their own character, thereby ensuring that community values and character are the guiding principles behind new growth.

The model code CD is being made available for **free** to all local governments in Colorado. The model code is available for purchase by all others at a cost of \$25.00. If you are interested in obtaining the model code, please submit the attached order form to Andy Hill at the Department of Local Affairs, Office of Smart Growth.



ORDER FORM

The Model Land Use Code for Colorado's Small Communities, developed by TetraTech RMC, was made possible through a grant from the Colorado Office of Smart Growth. The model code has been developed to assist smaller local governments in developing land use codes for their communities. The code is available on a CD for free to local governments in Colorado and at a cost of \$25.00 to other interested parties.

Submit this completed form and a check (made payable to the Colorado Department of Local Affairs) to the Office of Smart Growth, 1313 Sherman St., Room 521, Denver, CO 80203 or fax to 303.866.4819.

Name

Government/Company name

Address

Phone

E-mail

The Office of Smart Growth provides technical assistance to local governments. Please do not hesitate to call the Office at 303.866.3785 if you have any questions on the model code or other planning questions. Visit our website at www.dola.colorado.gov/osg.

